



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, AUGUST 24, 2016**

6:00 pm

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

1. **Approval of the minutes of the July 27, 2016 meeting.**
- 2A. **Special Use Permit to establish Expert Car Care, a proposed auto repair facility, to be located at 7030 W. National Ave.**
- 2B. **Transitional Use Permit to establish a parking lot at 15** S. 71 St. for Expert Car Care, a proposed auto repair facility, to be located at 7030 W. National Ave.**
- 2C. **Site, Landscaping and Architectural Plans for Expert Car Care, a proposed auto repair facility, to be located at 7030 W. National Ave. and 15** S. 71 St., submitted by Benjamin Marjamaa of Expert Car Care. (Tax Key No. 453-0272-000 AND 453-0270-001)**

Items 2A, 2B and 2C may be considered together.

Overview and Zoning

The applicant is proposing to purchase and rehabilitate the property located at 7030 W. National Ave. and 15** S. 71 St. and to utilize it as an auto repair facility. The proposed Special Use, Transitional Use, and Site, Landscaping and Architectural approval were previously received from the Plan Commission on September 24, 2014. Since that time the proposed buyer has worked with Milwaukee County on a mutually agreeable agreement to purchase the properties and has received County Board approval to do so. The next step for the applicant, prior to purchasing the properties, is to get the necessary approvals from the City, as the approvals from the September 2014 Plan Commission Meeting have expired.

The property located at 7030 W. National Ave, the southernmost of the 2 parcels, is the property with the auto repair building on it and is zoned C-2 Neighborhood Commercial District. Auto repair is considered a Special Use in this C-2 district. The property



immediately adjacent to the auto repair building, to the north of the alley has an address of 15** S. 71 St. and is zoned RB-2 Residence District, the proposed use for this parcel is for employee and customer parking for the auto repair use adjacent to it.

The RB-2 District does allow for a commercial use to extend into it in cases where the use is split by an alley, provided that the transitional use does not extend more than 80' into the residential zone. The proposed use of the lot as a customer and employee parking lot for the auto repair use extends 60' into the residential district. Transitional uses do require a Public Hearing, which is scheduled for September 6, 2016, along with the public hearing for the Special Use Permit. The estimated project cost to improve the building and site is approximately \$250,000.

Parking

Approximately 95 parking stalls are required by code and 23 off-street parking stalls will be provided for employees and customers. It should be noted that all vehicles awaiting repair or vehicles awaiting pickup will be stored inside the building which will be able to store up to 19 vehicles. The Common Council does have the ability to waive the parking requirements.

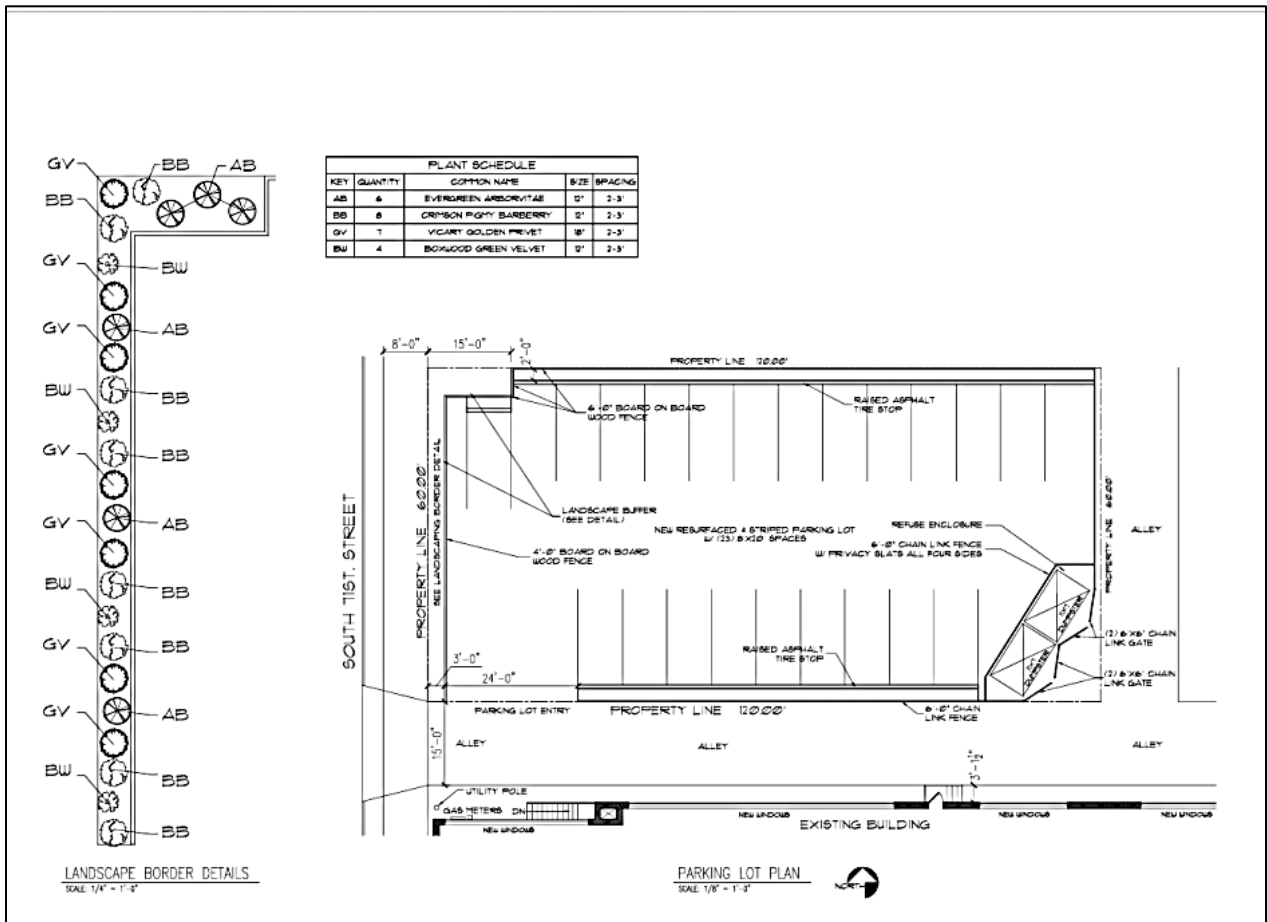
Site and Landscaping Plan

Proposed improvements to the parking lot to the north of the alley include the following:

- Repaving the entire lot
- Removal of the existing perimeter fencing and replacement with a board on board wood fence along the north property line.
- Landscape beds along the frontage of the parking lot, fronting S. 71 St., extending back along the north property line
- A four-sided chain link fence with slats refuse enclosure on the southeast corner of the parking lot



- A new catch basin
- Striping of approximately 23 parking stalls



Staff has a few additional items it would like addressed as part of the site improvement package, they are listed as follows:

- Change the 3-ft landscaping bed along S. 71 St. to a 5-ft wide landscaping area.
- Provide details of the proposed planter and contents proposed for the front of the building.
- For the fence along the alley portions of the site, staff recommends a neutral color privacy slat be indicated on the plans.
- A note of "no barb wire" should be indicated on the plans
- The plans indicate a raised asphalt curb, but this should be changed to indicate concrete curb

FRONT



PROPOSED FRONT - SOUTH VIEW

LEFT



PROPOSED SIDE - WEST VIEW

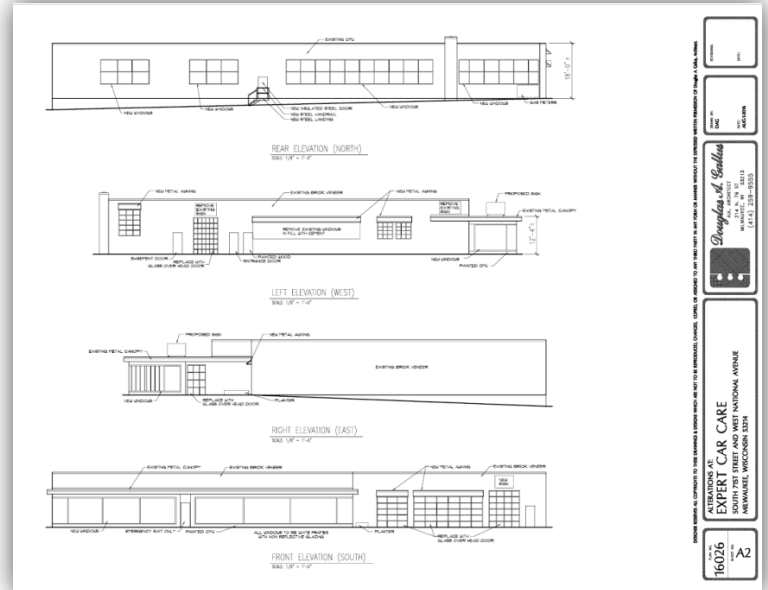
Proposed site improvements for the parcel with the auto repair shop based on the 2014 submittal include the following (please note that these proposed changes must be added to the current plan submittal):

- Removal of the black post that is located in front of the building.
- Removal and replacement of the concrete.
- Placement of a planter within the recessed overhead door area on the south elevation of the building
- Removal and replacement of the concrete between the building and the sidewalk along the south and west elevations of the building
- Screening the existing gas line in the back of the building with a chain link fence with slats.

Architectural

Architectural alterations to the exterior of the building have changed significantly from the original plans and now include major renovations to the exterior of the building along W. National Ave. and along S. 71 St., the idea is to open up the building to the street and to give it a similar look to what it had when it was Selig Auto:

- New large storefront windows along W. National Ave.
- Replacement of all overhead doors with insulated glass overhead doors
- Replacement of all of the doors to be replaced with steel insulated doors and along S. 71 St. at the main entrance a wood door.
- Tuck-pointing the brick and block where necessary (this note must be added to the latest submittal)
- Painting the block on the north elevation an earth toned color
- Adding lighting to the building (this detail must be added to the latest submittal)
- Removal of the air conditioners on the west elevation, fill in areas with brick to match (note that the air conditioner on the south elevation will remain in place).
- Replacement of the steel handrails, landing and stairs along the north elevation of the building.
- Replacement of the windows along the north elevation of the building
- Removal of the window area along the west elevation to be replaced with a metal awning and cement covered with a large sign
 - *Staff recommends that this sign be completely removed from the plan and replaced with an appropriate alternative architectural treatment for this area instead of signage; a possible suggestion would be to include a more modern material, such as architectural wood, which would complement the brick and the silver overhang nicely.*
- New metal awnings are proposed over all window areas with the exception of the large storefront windows along W. National Ave. which already have the existing signature decorative overhang.





Staff notes that this will be a major improvement to the existing storefront but would like to see a few additional details:

- Window types for the replacement windows of all window changes proposed
- Color samples for all proposed color changes to the building
- Cut sheets and details for an proposed lighting
- Cut sheets and details for all awnings



Signage

The applicant has agreed to remove all existing signage from the building but has put together a general sign concept at this point. Staff would like the large sign along S. 71 St. removed from the plan and would like more signage details prior to taking this to the Plan Commission for official signage approval.

Recommendation: Recommend Common Council Approval of the Special Use Permit and Transitional Use Permit and approval of the Site, Landscaping and Architectural Plans for Expert Car Care, a proposed auto repair facility, to be located at 7030 W. National Ave., and 15** S. 71 St., subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) color samples for any proposed exterior color changes to the building; (b) window details for the proposed replacement windows; (c) specifications of the proposed exterior lighting; (d) widening/expanding the landscape bed along the S. 71 St. parking lot frontage from 3' wide to 5' wide and landscaping plan details for the proposed front planter area. All planting areas being specified as utilizing wood mulch; (e) finish details for all of the awnings; (f) a neutral color privacy slat being installed within the fence along the alley; (g) a note of "no barb wire" being indicated on the plans; (h) raised asphalt curb being changed to raised concrete curb; (i) elevations to indicate brick and block areas to be tuck-pointed; (j) removal of the remnant former sign post in front of the building; (k) removal and replacement of the concrete between the building and the sidewalk along the south and west elevations of the building; (l) screening the existing exposed gas line area with a chain link fence with slats; and, (m) a bike rack. Contact Shaun Mueller at 414-302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, City Planner at 414-302-8470.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Common Council approval of the Special Use Permit and Transitional Use Permit. A Public Hearing is scheduled for September 6, 2016.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. Signage plan being submitted to the Department of Development for review and consideration.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

3. Site, Landscaping and Architectural Plan Amendment for International Maserati/Alfa Romeo, a proposed vehicle dealership, located within an existing building (formerly Fiat) at 2400 S. 108 St., submitted by Ralph Mauro and Tom Dexter d/b/a International Autos. (Tax Key No. 485-0054-004)





Overview and Zoning

The applicant is proposing to modify the former Fiat dealership at the corner of W. Hayes Ave. and Hwy 100 into a Maserati/Alfa Romeo dealership. The improvements are largely architectural, including new metal panels and storefront windows on the primary façade; removal of existing EIFS portions of the side elevations to be replaced with fiber cement panels, as previously conditioned in February 2015; and, paint to match the new branding and

The proposed improvements are estimated to cost \$925,000.

The dealership will operate a showroom from 9:00 am to 8:00 pm Monday – Thursday, 9:00 am – 6:00 pm on Friday, 9:00 am – 5:00 pm on Saturday and will be closed on Sunday. The service component of the operations will be open from 7:30 am – 5:30 pm Monday – Friday, 8:00 am – 1:00 pm on Saturday, and will be closed on Sunday.

A total of 8 employees will be split between the sales and service reception components.

The site is zoned C-4 Regional Commercial District, which allows for Auto Sales and Repair as Special Uses. The site is operating under a previously approved Special Use Permit from 2002.

Site and Landscaping Plans

No site changes are proposed to take place. The site is operating under an approved Site and Landscaping Plan approved by the Plan Commission on February 25, 2015. The site is compliant with that plan and no additional improvements or modifications are being recommended with this review.

Architectural

The existing EIFS on the northern and southern facades will be removed and replaced with matching fiber cement panels, which was a previously agreed upon condition of the February 2015 review.

The red panels on the front of the building, which matched the corporate identity of the former Fiat dealership, will be replaced with dark grey ACM panels along the entire façade. Additional windows will also be installed on either side of the existing storefront.

The existing cmu block, hollow metal doors, door frames and overhead doors, which are located in the rear of the building, are proposed to be painted white. In the past, white has been seen as too stark of a color on buildings, and staff is asking to confirm color samples, in conjunction with the corporate brand to make sure that the building is complementary to the site and surroundings. No new windows or door openings are proposed.

Parking

No additional parking or sales stalls are proposed with this application, so the previously approved plan will remain.

Signage

Signage is shown on the proposed architectural plans, but it will need to be applied for separately via a Sign Permit Application. In general, a complete row of wall signage is proposed to be located on the western façade facing Hwy 100. The signage will advertise both Maserati and Alfa Romeo brands, as well as the "International" auto dealership. A dual branded blade sign is proposed to be located near the service door on the north side of the building, as well as an internally illuminated "Service" wall sign.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plan Amendment for International Maserati/Alfa Romeo, a proposed vehicle dealership, located within an existing building (formerly Fiat) at 2400 S. 108 St., submitted by Ralph Mauro and Tom Dexter d/b/a International Autos (Tax Key No. 485-0054-004), subject to the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Color samples, including a possible alternative, less stark color (other than white), in conjunction with the design concept. Contact Bart Griepentrog, Planner II at (414) 302-8469 with any questions.

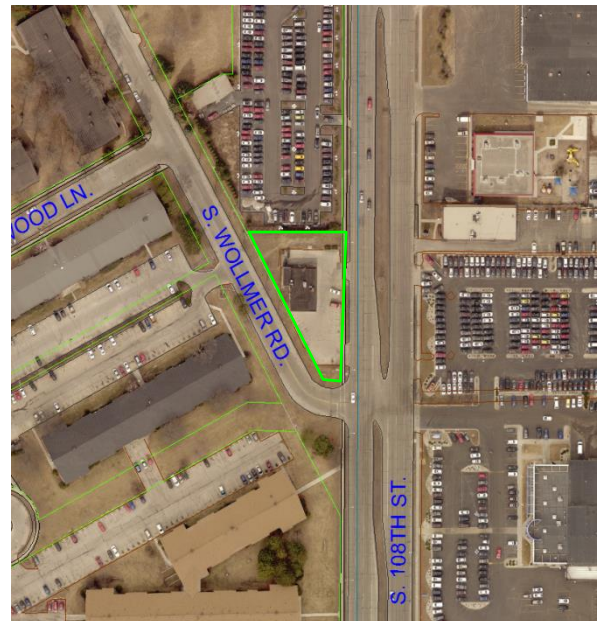
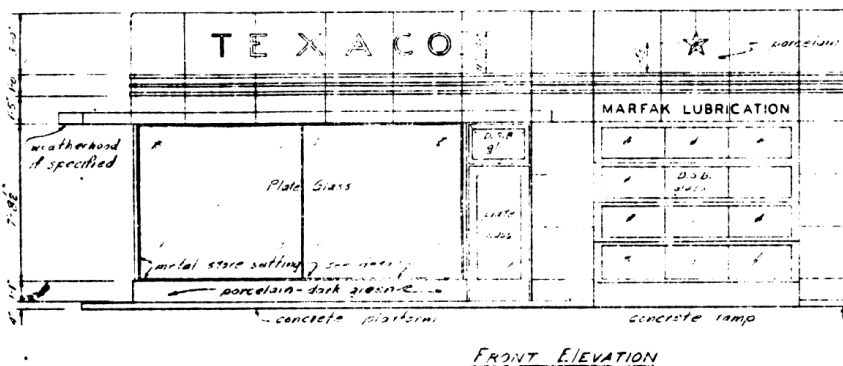
(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

2. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

4. Site, Landscaping and Architectural Plans for proposed site and building improvements to the former restaurant property located at 3411 S. 108 St., submitted by Donald Kurkowski, Architects/Planners, S.C. and Bill Alfahel, property owner. (Tax Key No. 523-9951-002)

Overview and Zoning

A former gas station, Texaco, and more recently the Double Dragon restaurant, the property has been sold to Mr. Billy Alfahel who is proposing to renovate the building for a potential restaurant use.



The existing building is located at the intersection of S. Wollmer Rd. and Hwy 100. Surrounding uses include Wilde Toyota to the north, Morgan Grove Apartments to the south and west, and the city of Greenfield to the east (commercial uses).

The building is about 2,400-sf and was built in 1957. Most recently the building was the Double Dragon restaurant.

The property is zoned C-4 Regional Commercial District, which allows for a variety of retail, office and commercial land uses. The new owner is proposing to renovate the building, improve the site and landscaping conditions and then market the property for a commercial tenant (expected occupancy 2017).



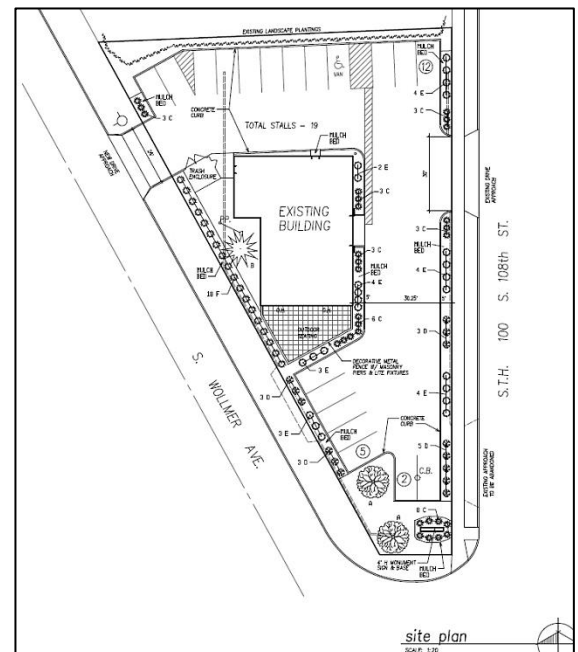
- The actual use for the property will be considered at a future date as part of the business occupancy permit process.
- If a restaurant use is proposed, a special use would be required.

Site and Landscaping Plans

Site conditions – recently vacant. The property currently has 2 access driveways along Hwy 100 and nothing on S. Wollmer Rd. There is also currently a pole sign and some green space areas on the north and south ends of the site. About 20 parking spaces exist on site currently. The parking lot surface essentially abuts the sidewalk along Hwy 100 without any separation (edge treatments – landscaping, curb or decorative fencing).

Proposed Site and landscaping - changes are proposed as follows:

- Remove remnant curbing and wheel stops, saw cut and remove pavement for new 5-ft wide perimeter landscaping beds along S. 108 St. and S. Wollmer Rd.
- Poured concrete curbing will be installed at driveway entrances and to separate parking lot from landscaping beds.

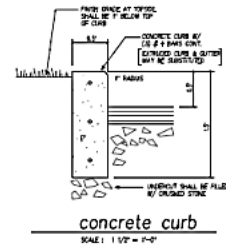
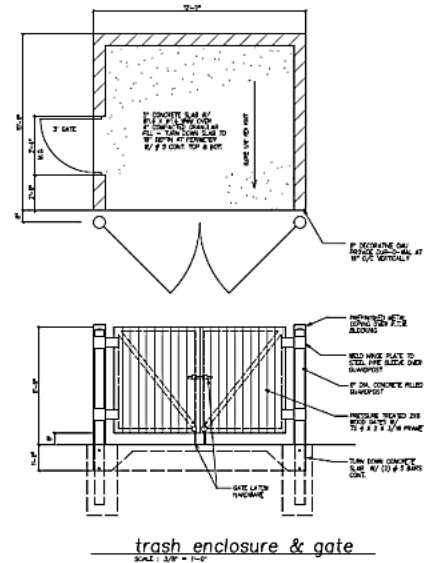


- c) A patio area is proposed on the south side of the building. The pavement type is unidentified, but it will be fenced (decorative metal w/ masonry piers) and include perimeter landscaping.
- d) An existing 30-ft driveway on S. 108 St. will be voluntarily closed and a new 24-ft driveway is proposed on S. Wollmer Rd.
- e) A refuse enclosure will be installed/located on the west side of the property. 6-ft tall enclosure, wood gated access and with a personnel door.

Existing parking count = 20 spaces
 Parking required (restaurant 1:150) = 16 spaces
 Parking proposed = 19 spaces (includes 1 ADA)

Staff comments:

1. The 2 parking stalls at the south end are tight to access. Recommend removal for green space, or as an alternate compact vehicle or motor cycles.
2. Add landscaping along the north property line. Lower perennial plantings and/or shrubs would suffice.
3. Plans shall identify proposed pavement improvements to the parking lot and the type of pavement surface proposed for the patio area.
4. The refuse enclosure shall be designed to match the building.
5. Remove the existing wood light pole on NE side of site. Submit a lighting plan.



The proposed plan has been shared with WisDOT for review. Initial comment is agreement with the closure of the south driveway on site.

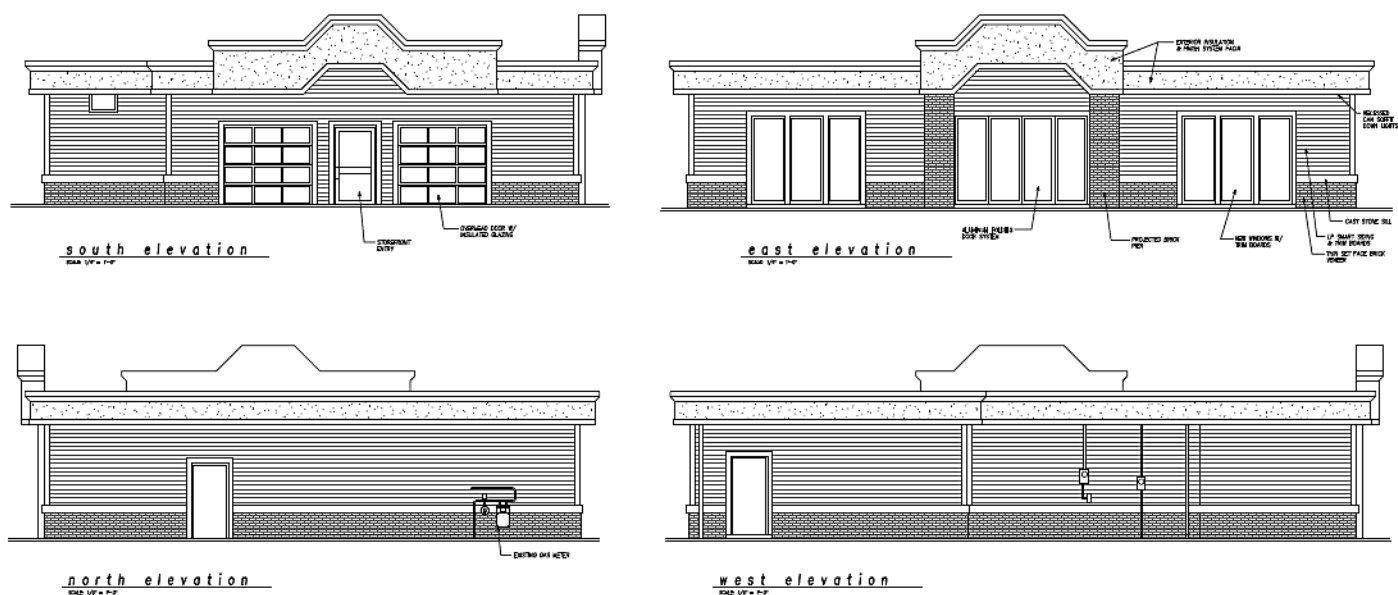
Architectural

The new owner intends to update the building exterior and demo the interior space. He has indicated that he would like to reface the building with contemporary materials to make the building look "retro."

Proposed exterior improvements include:

- a) Brick base on all sides of the building (approximately 3-ft high with a masonry sill cap.
- b) LP Smart siding and trim work
- c) New store windows, an aluminum folding door system on the east elevation (the entrance), and two overhead doors opening onto the patio area.
- d) Roofline articulation proposed in EIFS (exterior insulation finish system).





Staff comments:



Signage

The pole sign will be removed as part of the initial scope of work. The removal of the pole sign has been indicated on the site plan and will be replaced with a monument sign. A formal signage plan will be submitted as part of the sign permit process.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for proposed site and building improvements to the former restaurant property located at 3411 S. 108 St., submitted by Donald Kurkowski, Architects/Planners, S.C. and Bill Alfahel, property owner (Tax Key No. 523-9951-002), subject to the following:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) revised architectural plans being submitted for staff review and approval to address architectural design comments within the Staff Report; (b) removal of 2 parking stalls on the south end of the property for green space, or as an alternate show the spaces as compact vehicle or motorcycle parking; (c) additional landscaping along the north property line to include perennial plantings and shrubs; (d) landscaping subject to the City Forester review and approval; (e) identify pavement improvements on plans (including parking lot surface updates/repairs, removal of remnant curbing, wheel stops and proposed patio surface type); (f) plans to include a compatible design for the refuse enclosure (to match the building); (g) remove existing wood light pole on site; and, (h) details and location of a bicycle rack being incorporated into the site plan. Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager at (414) 302-8466.
4. Owner's acknowledgment to remove the pole sign.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. A lighting and photometric plan being submitted to the Department of Development for approval.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

5. **Site, Landscaping and Architectural Plan Amendment for Zignego Ready Mix, an existing ready mix concrete business, to construct two new storage buildings and a screening wall extension at 551 S. Curtis Rd., submitted by Bob Zignego, on behalf of Zignego Ready Mix. (Tax Key No. 413-9990-003)**

Overview and Zoning

Zignego Ready Mix Inc./Waterview Development, LLC, applicant and the property owner, has applied for an amendment to their site, landscaping and architectural plan to construct two new storage buildings and a screening wall extension at 551 S. Curtis Rd.

The applicant's proposal does not involve expanding the existing use of the 551 S. Curtis Rd. property onto adjacent parcels.

The applicant, Zignego Redi Mix Inc./Waterview Development, LLC owns/controls abutting parcels including as follows:

1. 571 S. Curtis Rd. 413-9990-002
2. 551 S. Curtis Rd. 413-9990-003
3. 521 S. Curtis Rd. 413-9990-007
4. 500 (515) Block of S. Curtis Rd. 413-9990-008
5. 400 (495) Block of S. Curtis Rd. 413-9992-001

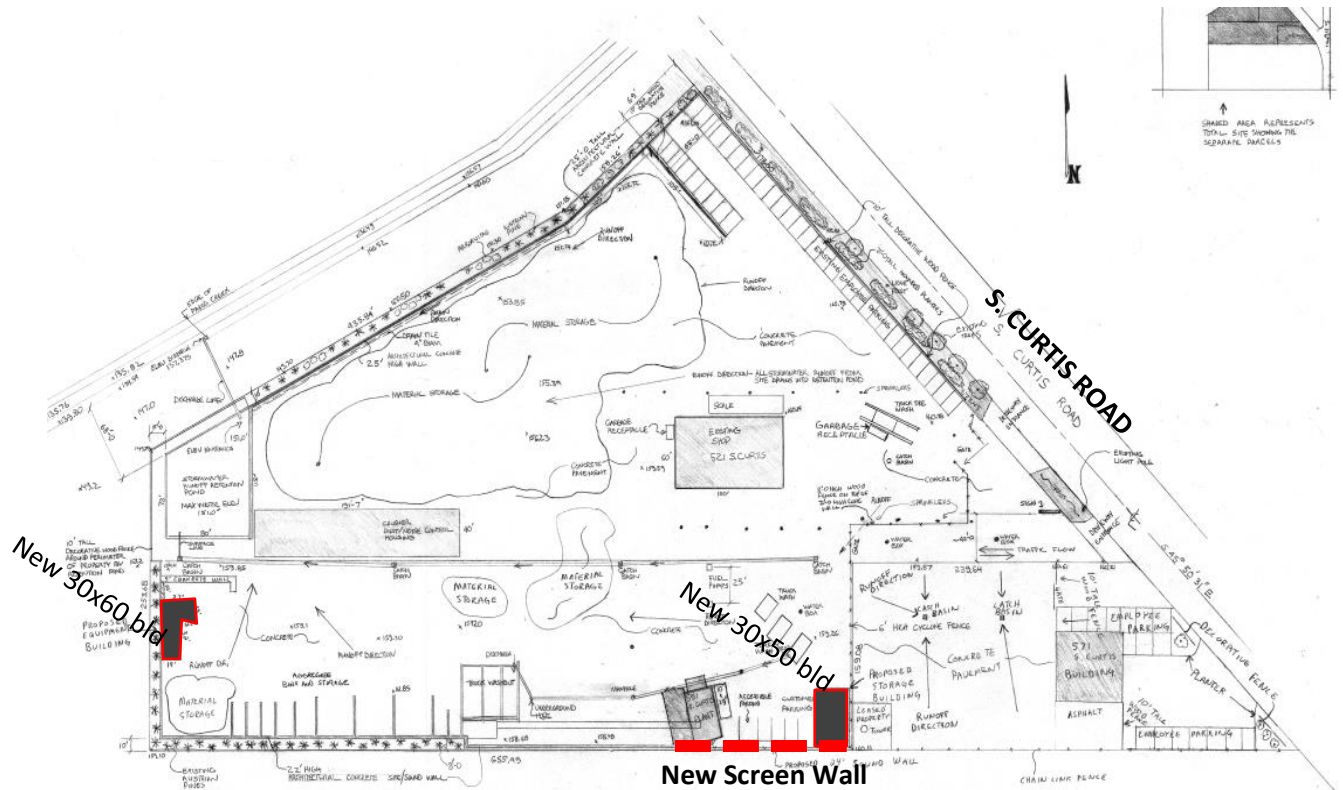
The above referenced lands, including the subject parcel, are zoned M-1 Manufacturing District. The uses at the 551 S. Curtis Rd. parcel pre-exist the current zoning regulations and are therefore legal, non-conforming uses.

Existing operations on site include material storage, cement plant with 2 silos, shop building, a crusher (w/ dust and noise control housing), truck washouts, a scale and a retention pond. The development is accessible from Curtis Rd only. Water trucks and sprinklers are utilized to keep dust levels down, Zignego also cleans any spillover of dust/dirt onto Curtis Rd. and has installed signage to remind truck drivers to reduce speed. The existing architectural sound wall and landscaping were installed as a buffer to screen operations from surrounding properties.

Site and Landscaping Plan

A site plan has been submitted to show the intended improvements at 551 S. Curtis Rd. The scope of work includes:

1. Construct a 24-ft tall sound/screen wall on the south side of the 551 S. Curtis Rd. property. The wall will abut the existing wall and extend about 150-ft to the 571 S. Curtis Rd. property (near the existing cell tower).
2. Construct 2 metal storage buildings on the north side of the new sound/screen wall.
 - a. 30x50-ft cold storage building (east end of 551 site)
 - b. 30x60-ft heated equipment storage building (west end of 551 site)

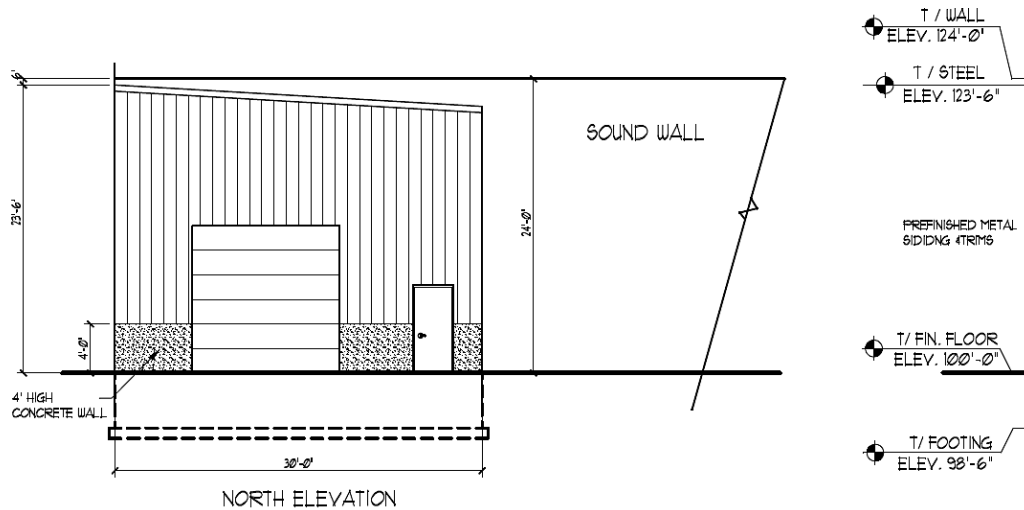


Architectoral

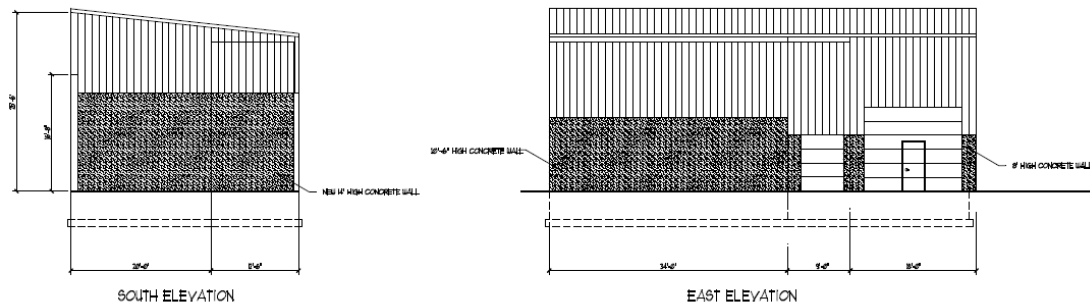
The proposed sound/screenwall will be 24-ft in height above grade and constructed of precast masonry panels. The upper (3-ft) panel will be smooth faced. While the lower external panels (side facing Rainbow Park) will feature a stone pattern. The color will be tan/light brown. The wall will be secured into the ground utilizing steel posts that are within concrete piers.

The two buildings will be metal sided with a concrete base. Given the location of the two buildings on the 551 S. Curtis Rd. site, they will not be visible from surrounding properties or Curtis Rd.

East building



West building



Recommendation: Recommend approval of the Site, Landscaping and Architectural Plan Amendment for Zignego Ready Mix, an existing ready mix concrete business, to construct two new storage buildings and a screening wall extension at 551 S. Curtis Rd., submitted by Bob Zignego, on behalf of Zignego Ready Mix. (Tax Key No. 413-9990-003), subject to the following conditions:

(Items 1-3 are required to be satisfied prior to the issuance of permits associated with the proposed work and occupancy reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) an updated site/landscaping plan to delineate the location of property lines and material storage locations on the 551 S. Curtis Rd. site; (b) replace chain link fencing with wood fencing along the east property line; and, (c) accurate parking lot configuration being provided and indicating the number of required vs. provided parking stalls. Contact Steve Schaer, City Planner at 414-302-8460.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at 414-302-8460.
3. A surety bond or other form of security as required under Secs. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.

6. Site, Landscaping and Architectural Plan Amendment to construct a staircase addition for the existing mixed use building at 6531-33 W. Mitchell St., submitted by Mark Lutz, property owner. (Tax Key No. 454-0295-001)

Overview and Zoning

The property is zoned C-2/Neighborhood Commercial. The property is classified as mixed use with a new restaurant on the ground level (the Farmer's Wife) and a two bedroom apartment above on the second floor.

Since last month's special use approval of the Farmer's Wife Restaurant, the owner of the property has submitted an application for a building permit with plans to construct a staircase to the upper apartment unit of the building.

As part of the standard permit review process this triggers site, landscaping and architectural review. The proposed patio area will be located in the same area as the proposed staircase.

Staff is working with Mr. Lutz and Mrs. Robin Mastera, of the Farmer's Wife restaurant, to update the site plan to show a revised outdoor seating arrangement, as there is still room for outdoor seating in the same general area of the site.

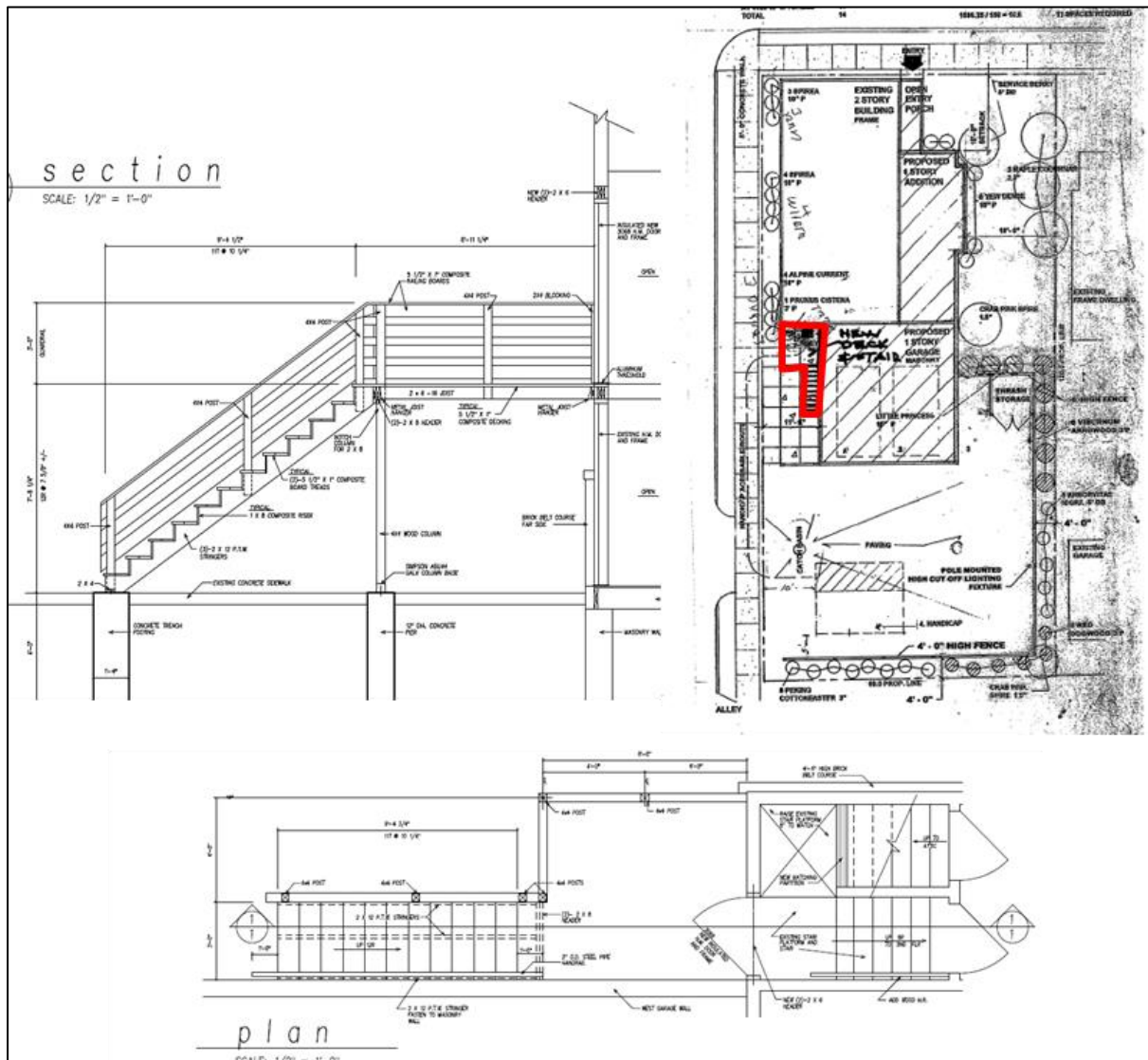
Site, Landscaping and Architectural

Exterior improvements will consist of a residential tenant staircase and platform addition on the south side of the main building and on the west side of the



- Staircase materials will include composite decking and rails.
- Color selections will need to be indicated as a condition of approval.

2nd floor - Install new insulated door and frame (south elevation 2nd floor). Interior - Elevate/raise internal staircase platform 8", close off residential access to/from restaurant area. Upper residential tenant will access their residence utilizing the new staircase.



Recommendation: Recommend approval of the Site, Landscaping and Architectural Plan Amendment to construct a staircase addition for the existing mixed use building at 6531-33 W. Mitchell St., submitted by Mark Lutz, property owner. (Tax Key No. 454-0295-001) subject to the following:

1. Color details being provided of the proposed staircase materials; and,

2. Style of the 2 new entry doors on the south side of the building being submitted to the Department of Development.

7. Site, Landscaping and Architectural Plans for proposed improvements to Parthenon Foods, a proposed grocery store, to be located at 8415 W. Greenfield Ave., submitted by John Peine, Peine Design, LLC. (Tax Key No. 451-0611-001)

Overview and Zoning

Parthenon Foods is proposing to rehabilitate the property located at 8415 W. Greenfield Ave. Work has begun on the interior of the building and this proposal is to update the exterior of the building to reflect the use change from the previous office user to a specialty grocery store user, Parthenon Foods.

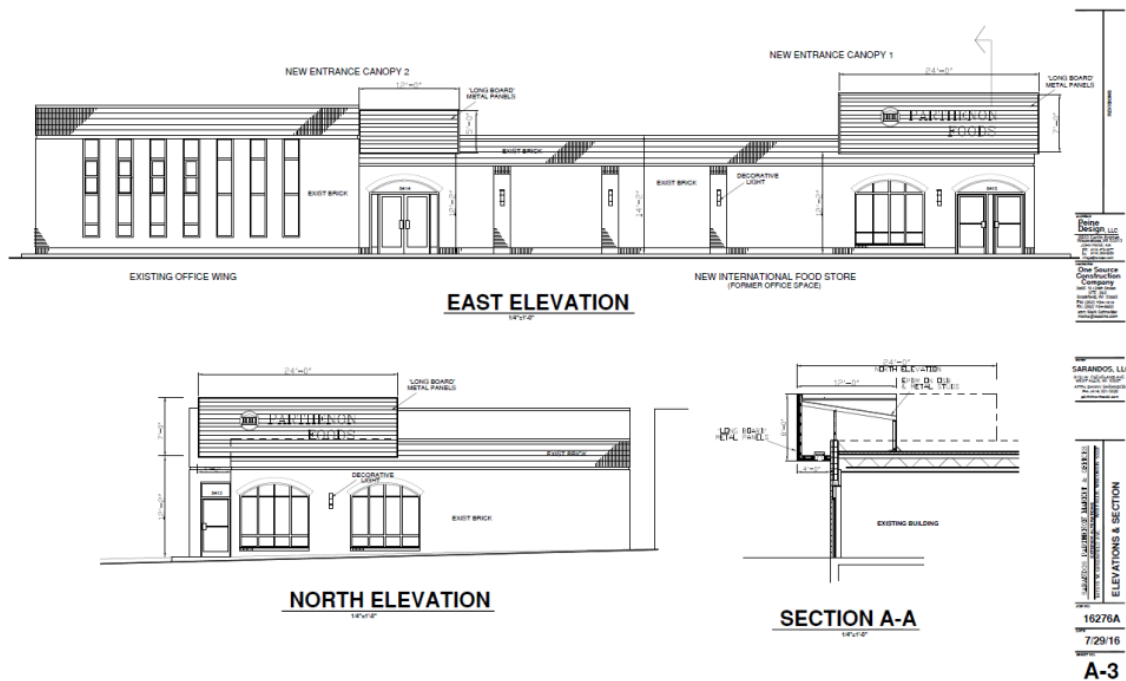


Architecture

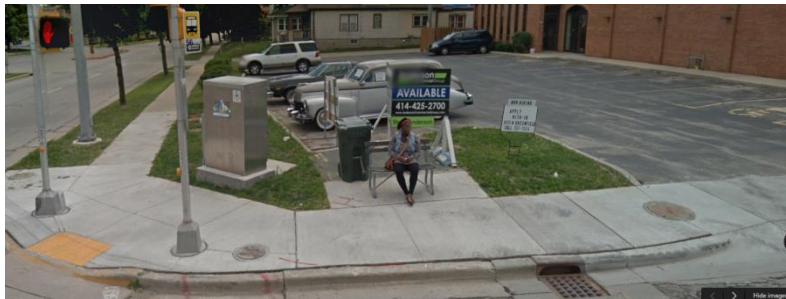
Proposed architectural improvements include the following:

- o New entrance canopies over the main entrance to the new grocery store on the northeast corner of the building and over the entrance to the office area on the east elevation of the building. They will be clad with "long board" metal panels. The new entrance canopies will overhang approximately 4' from the building on the east wall and a matter of inches on the north wall, the canopy will be approximately 8' in height.
- o Decorative lighting throughout the north and east façades of the building.
- o Tuck-pointing and cleaning the brick where necessary





Staff likes the modern look of the proposed entrance canopy additions. In addition to the canopy additions staff recommends replacing the 3 darkened glass windows along the northeast elevation of the building, in order to further transform this former office space into a retail space in which the public can clearly see the activity and the changes inside the building. Additionally staff would like to work with the applicant on potential treatments for the blank brick areas along the east elevations of the building. Discussion has taken place about potential wood or metal lattice features or other architecturally appropriate features to complete the transformation from an office look to a retail look.

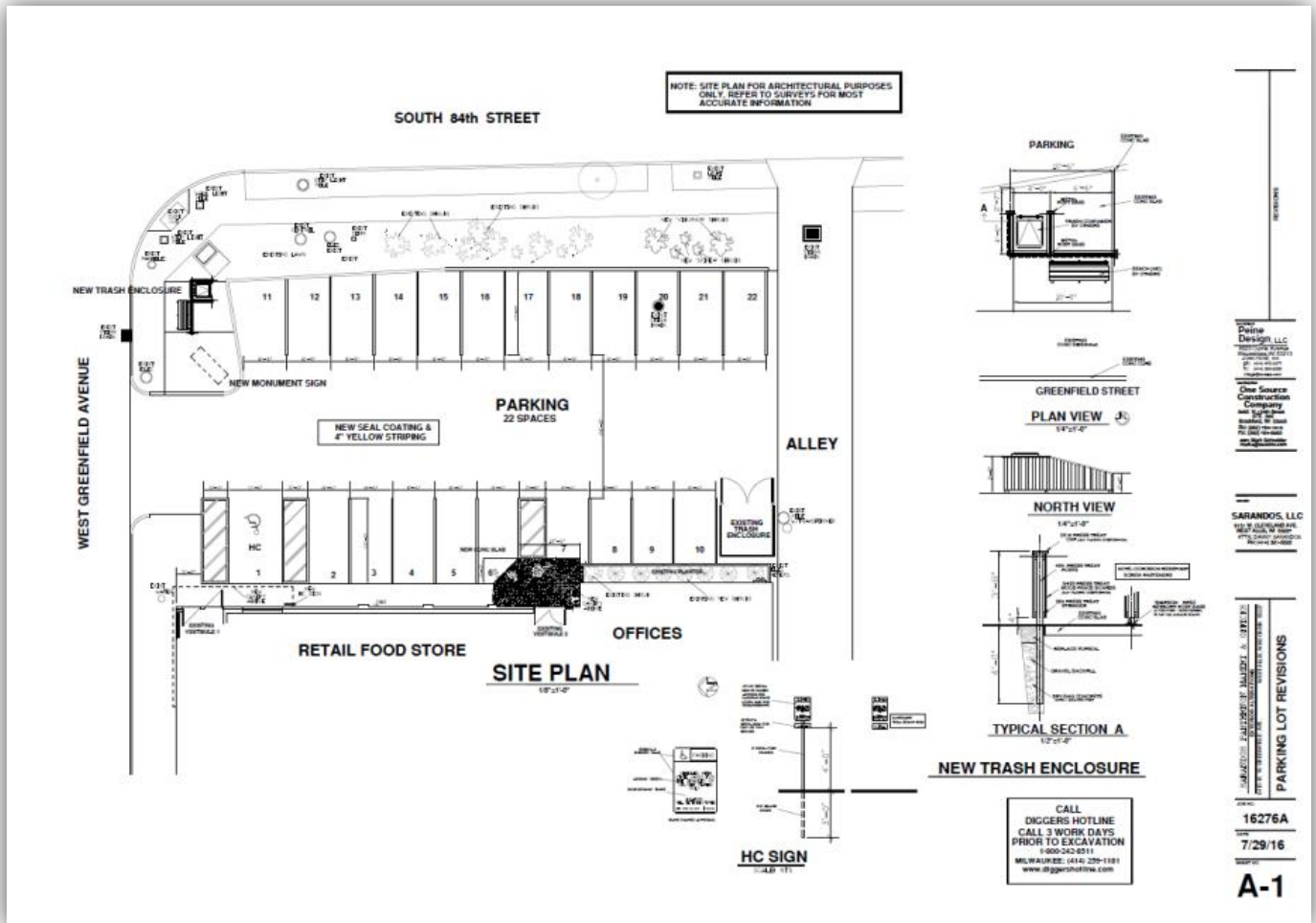


Site, Landscaping and Screening

Site and landscape plans include the following:

- Sealing and restriping the parking lot, it will have the same # of stalls it currently has when completed, 22 stalls
- Refurbishing the landscaping with new plantings
- A trash container screen at the bus stop

Staff recommends additional plantings with the landscape bed along S. 84 St., including but not limited to additional plants to screen the utility boxes on the site. Additionally, staff recommends a different strategy to screening the existing trash can at the corner. Staff would like review proposal at the corner comprehensively with the applicant and find a way to upgrade the bench, trash can, and to implement a new monument sign to complement the architectural changes to the building. This will likely require a unique sign which may have to come back to the Plan Commission for approval and because of the new signs proximity to the bench and trash can for the bus stop staff would like to work with the applicant to ensure all these items work well together and create a new, fresh look at the corner that the new owner of the property seeks.



Signage

The applicant has not submitted a detailed sign plan at this time. If the proposed signs do not meet the parameters of the sign code they will come back for Plan Commission approval.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for proposed improvements to Parthenon Foods, a proposed grocery store, to be located at 8415 W. Greenfield Ave., submitted by John Peine, Peine Design, LLC. (Tax Key No. 451-0611-001), subject to the following:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) replacement of the 3 major window areas and the main entrance on the north and east portion of the building with translucent glass windows and doors; (b) cut sheets and details of the proposed lighting sconces; (c) consideration of a treatment of the blank brick areas along the east elevation of the building; (d) cut sheets and details to replace the bench and trash can on the northeast corner of the site and removing the proposed enclosure around the existing trash can from the plan; (e) additional details on the proposed entrance canopies; (f) additional landscaping within the landscape bed along S. 84 St, landscaping to be approved by the City Forester; and, (g) a bike rack. Contact Shaun Mueller at 414-302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, City Planner at 414-302-8470.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. Signage plan being submitted to the Department of Development for review and consideration.
5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

8. Site, Landscaping and Architectural Plans for North Shore Bank, an existing bank with drive-thru facilities, located at 10533 W. National Ave., submitted by Mike Peine, d/b/a Michael Peine Architects. (Tax Key No. 519-0001-013)

Overview and Zoning

The applicant is proposing to alter the ground floor of the existing North Shore Bank branch located at 10533 W. National Ave. by splitting the floor plan to allow for a new 1,206 sq. ft. tenant space alongside a modified 2,170 sq. ft. bank. A shared common space will link the two areas. Exterior doors will need to be installed accordingly to accommodate exiting and access. Additionally, two of the drive-up lanes will be modified to feature Interactive Teller Machines (ITM).

The proposed improvements are estimated to cost \$100,000.

The site is zoned C-4 Regional Commercial District, which allows for banks with drive-thru facilities as a Special Use. The site is operating under an approved Special Use Permit from 2000.



Site and Landscaping Plans

No site or landscaping modifications are proposed with this plan. The site has an approved Site and Landscaping Plan from December 2000, which was slightly modified in 2010 based on non-compliance. Based on recent inspection of the property, the site is also currently not in compliance with that plan.

Notably, the terraced planters along the W. National Ave. frontage are completely empty, and perimeter base landscaping yews will need to be confirmed or replaced. Improvements to the internal parking lot islands, currently shown as grass on the approved plans, are also being requested. Plan details are requested to show a mix of flowering perennials, grasses and trees with natural mulch bedding.

Enforcement of the previously approved plan, or requested and approved modifications, will be sought as a condition with this approval, including a cost estimate and surety bond.

In addition, a four-sided board-on-board refuse enclosure is being requested, and restoration of landscape screening around the fenced utility equipment in the rear yard shall be installed, or screened to match the refuse enclosure.



Architectural

Slight architectural modifications are being requested, in order to provide access and existing to the modified tenant spaces. The existing doorway at the northwest corner of the building will be replaced, and a new doorway will be installed on the western façade, in the current location of a window unit.

Additionally, a new fabric awning is proposed to highlight the entrance to the drive thru lanes. Color details are being requested, as well as confirmation of signage, if any.

Signage

The site maintains a non-conforming pylon sign for North Shore Bank at its northeast corner. Additionally, a second freestanding tenant sign is located at the northwest corner of the building. The site is only allowed to have one freestanding sign, and that sign must meet design standards (masonry base and architectural top and sides) and



include landscaping around its base. A plan for bringing the site into signage compliance within two years is being sought, as a recommended condition of approval.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for North Shore Bank, an existing bank with drive-thru facilities, located at 10533 W. National Ave., submitted by Mike Peine, d/b/a Michael Peine Architects (Tax Key No. 519-0001-013), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) color sample of the proposed awning, and details/confirmation of signage, if any; (b) four-sided board-on-board refuse enclosure; (c) detailed plans for parking lot islands, to include trees, flowering perennials, ornamental grasses and mulch bedding; (d) confirmation of screening mechanism for rear lot utilities; and, (e) location and style of bike rack. Contact Bart Griepentrog, Planner II at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening, including re-installation of missing landscaping, being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager at (414) 302-8466.
4. Property owner's acknowledgement signature that the non-conforming pole signs will be removed within two years of plan approval.
(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)
5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

9. Creative Sign Plan and Sign Plan Appeal for The Drunk Uncle, an existing bar, located at 1902 S. 68 St., submitted by Neal Steffek, d/b/a The Drunk Uncle. (Tax Key No. 476-0001-000)

Plans to be discussed at the meeting, based on additional details expected to be received.